

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 13
FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-115, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, BOYLSTON TOWERS ASSOCIATES has expressed an interest in and submitted a satisfactory proposal for the development of Disposition Parcel 13 in the said Project Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boylston Towers Associates be and hereby is tentatively designated as the Redeveloper for Disposition Parcel 13 in the Fenway Urban Renewal Area, subject to:

- a. Execution of a Letter of Intent within 30 days, in a form satisfactory to the Director and General Counsel, outlining the Redeveloper's obligations with respect to the proposed development, which will include a good faith deposit on the part of the developer to insure satisfactory performance in accordance with this Resolution.
- b. Submission within one hundred eighty (180) days from the date of the execution of said Letter of Intent, the following satisfactory to the Authority:

1. Preliminary site plan, indicating the number and composition of the units which can be developed on the disposition parcel;
2. Proposed rental schedule;
3. Proposed construction schedule;
4. A satisfactory feasibility determination by HUD pursuant to Section 220 of the National Housing Act.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

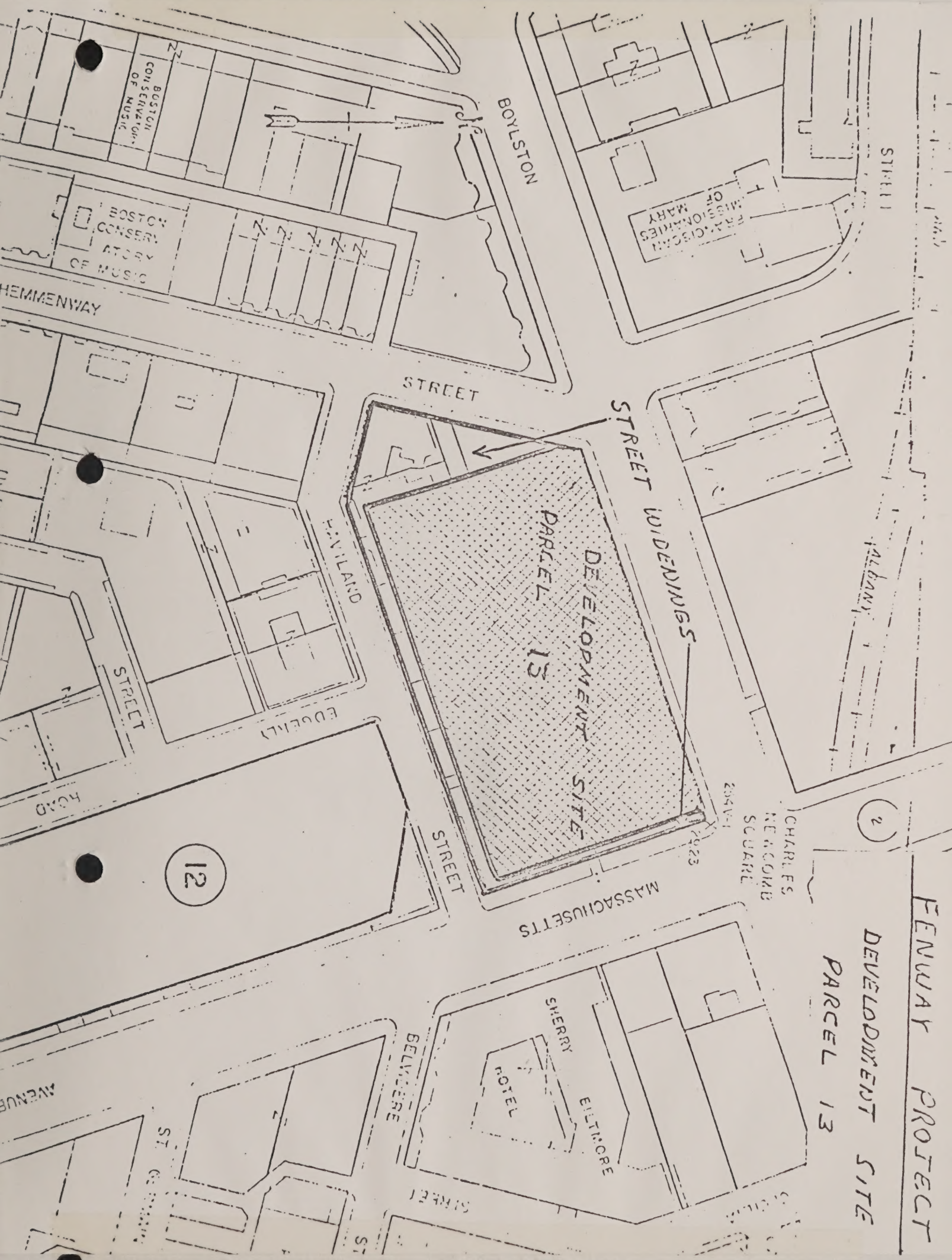
3. That it is hereby found that Boylston Towers Associates of Boston possesses the qualifications and financial resources necessary to develop the land in accordance with the urban renewal plan for the project area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

FENWAY PROJECT

DEVELOPMENT SITE

PARCEL 13



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boylston Towers Associates, a Massachusetts Limited Partnership
b. Address of Redeveloper: 55 North Washington Street, Boston, Mass. 02114
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Fenway Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Parcel Number 13

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:
- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☒ A partnership known as Boylston Towers Associates, a Massachusetts Limited Partnership
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See Attached Schedule A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 13,875,000
b. Cost per dwelling unit of any residential redevelopment. (average). \$ 37,100
c. Total cost of any residential rehabilitation \$
d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$
1 bedroom	330	
2 bedroom	430	
3 bedroom	530	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

Heating and air conditioning

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

Robert A. LaCentra, General Partner of Boylston Towers Associates,

I (We)¹ a Massachusetts Limited Partnership

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Date _____

Dated: May 15, 1972

Signature

Signature

Title

General Partner

55 North Washington St.
Boston, Mass. 02114

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Boylston Towers Associates, a Massachusetts Limited Partnership
b. Address and ZIP Code of Redeveloper: 55 North Washington Street
Boston, Massachusetts 02114
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Fenway Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows:

Parcel No. 13

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of October 14, 1971, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Refer to proposed mortgagee The First National Bank of Boston, 100 Federal Street, Boston, Massachusetts 02110.

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

FHA Sec. 220 loan, the balance to be raised by Redeveloper.
Proposed mortgagee is The First National Bank of Boston.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

Refer to:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK:AMOUNT

\$

The First National Bank of Boston
 Boston Federal Savings and Loan Association

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

The First National Bank of Boston

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

The First National Bank of Boston, 100 Federal Street, Boston, Mass.
 Boston Federal Savings and Loan Association, 30 Federal Street, Boston, Mass.

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Back Bay Manor, St. Alphonsus Street, Boston, 289 units
 Back Bay Towers, Tremont Street, Boston, 147 units
 Neptune Towers, Neptune Blvd., Lynn, 334 units (in process)

If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Robert A. LaCentra, 55 North Washington Street, Boston
President, Robert A. LaCentra Co., Inc. -- mechanical contractor
President, Back Bay Constructors Corp.
Joint venturer with Starrett Bros. & Eken, Inc. for the construction
of Back Bay Manor and Neptune Towers Apartments

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

Back Bay Towers, Back Bay Monor, Neptune Towers

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Back Bay Constructors Corp.
55 North Washington Street
Boston, Mass. 02114 - Joint venturer with Starrett Bros. & Eken, Inc.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ 5,600,000.

- d. General description of such work:

Joint venturer with Starrett Bros. & Eken, Inc. for Back Bay Manor Apartments

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

Neptune Towers

Lynn

\$ 7,000,000

December 1972

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: Joint venturer with Starrett Bros. & Eken, Inc., a national contractor doing annual construction work in excess of \$60,000,000

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

Robert A. LaCentra, General Partner of Boylston Towers Associates,

I (We)¹ a Massachusetts Limited Partnership

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Date

Dated: May 15, 1972

Signature

Signature

Title

General Partner

55 North Washington Street
Boston, Mass. 02114

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

SCHEDULE A

GENERAL PARTNERS:

Robert A. LaCentra

Address

17 Gilbert Avenue
Revere, Massachusetts

R. A. LaCentra Associates

55 North Washington Street
Boston, Massachusetts

Irene M. Bailey

75 St. Alphonsus Street
Boston, Massachusetts

Mary Cheever

431 Broadway
Lynn, Massachusetts

Phyllis Kerr

38 Winshaw Road
Swampscott, Massachusetts

CLASS A LIMITED PARTNERS:

Robert A. LaCentra

17 Gilbert Avenue
Revere, Massachusetts

CLASS B LIMITED PARTNERS:

Joseph M. Corwin

11 Park Drive
Newton, Massachusetts

Edmond Dagnino

300 Park Terrace Drive
Melrose, Massachusetts

Robert Lubell - ?

241 Craft Road
Chestnut Hill, Massachusetts

Frederick F. Marmo

138 Main Street
Wakefield, Massachusetts

Jerrold A. Olanoff - ?

33 Commercial Wharf
Boston, Massachusetts

Michael Tarallo

41 Winford Way
Medford, Massachusetts

ROBERT A. LA CENTRA

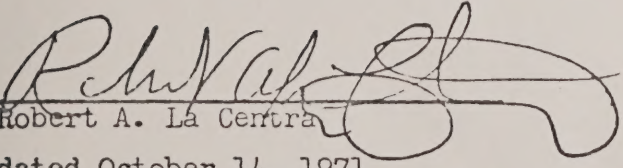
17 Gilbert Avenue

Revere, Massachusetts

Estimated Personal Financial Statement

as of October 14, 1971

Cash on hand in Banks	\$ 231,465.00
Government Bonds, Stocks, Investments	305,129.00
Cash Surrender Value Life Insurance Approximately	86,000.00
Notes and Accounts Receivable	99,221.00
Realty Property Equity	<u>596,539.00</u>
Total Assets	\$1,318,354.00
Notes and Obligations Payable	
Including Banks	<u>153,000.00</u>
Net Worth	<u>\$1,165,354.00</u>
	<u><u> </u></u>
Total Liabilities & Net Worth	\$1,318,354.00


Robert A. La Centra

dated October 14, 1971

M E M O R A N D U M

4 B

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

DATE: 20 July 1972

SUBJECT: DESIGNATION OF BOYLSTON TOWERS ASSOCIATES
DEVELOPMENT OF DISPOSITION PARCEL 13
FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

SUMMARY: This Memorandum requests that
the Authority tentatively
designate Boylston Towers
Associates as Redeveloper of
Parcel 13, Fenway Urban
Renewal Area.

Fenway Disposition Parcel 13 is located at the intersection of Boylston Street and Massachusetts Avenue. It contains approximately 58,000 square feet of land and is presently occupied by a number of small commercial and residential users, including the Fenway Site Office. There are now 17 structures on the parcel, two of which are owned by the Authority, with the remaining buildings scheduled for acquisition.

As a result of an advertised competition for the development of Parcel 13, the Authority has received a proposal from Boylston Towers Associates which fulfills the design and development guidelines governing the development of this parcel. The proposal as submitted by Boylston Towers Associates calls for the development of 376 residential units to be constructed in a building of varying heights, with the tallest element being 28 stories. The proposal calls for the development of these units for middle-income persons and families and it is proposed that it will be insured under Section 220 of the National Housing Act. This proposal includes the provision of ground-floor commercial activities, a Health Club, and 345 spaces for parking to be provided above the commercial activities.

The developer possesses considerable experience in the construction of housing and his performance has been satisfactory. His experience includes the Back Bay Manor (289 units) and Back Bay Towers (147 units) in Boston and the Neptune Towers (334 units) in Lynn.

The development kit advertised for Parcel 13 called for the developer to assume land assembly expenses for this development to include acquisition and demolition of the portion of this site not already acquired. Therefore, it is necessary to execute a Letter of Intent whereby the developer irrevocably commits itself to the expenditure of necessary funds to accomplish all land assembly activities. This Letter of Intent shall include the provision of a good faith deposit by the developer which shall be retained by the Authority. Enclosed for your information with regard to the developer's financial capability of proceeding with this development is the Redeveloper's Statement of Public Disclosure and Statement of Proposed Development which are submitted in their usual form.

It is therefore recommended that the Authority tentatively designate Boylston Towers Associates as Redeveloper of Parcel 13 in accordance with the terms of the attached resolution. An appropriate Resolution is attached.

Attachment

